

ORDINANCE NO. 77 0908-L

AMENDED BY ORDINANCE
NO. 80 0703-C

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) LOT 8, SCHWINGE SUBDIVISION, LOCALLY KNOWN AS 2803 SWEENEY LANE, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,
 - (2) TRACT 1: A 10.003 ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "DL" LIGHT INDUSTRIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
 - TRACT 2: A 3.162 ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "O" OFFICE, FIRST HEIGHT AND AREA DISTRICT; ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 828-836 U. S. HIGHWAY 183 (SOUTH); AND,
 - (3) A 100 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 1110 WILLIAM CANNON DRIVE, FROM "O" OFFICE DISTRICT TO "LR" LOCAL RETAIL DISTRICT; AND,
 - (4) A 0.20 ACRE TRACT OF LAND, LOCALLY KNOWN AS 11232-11304 JOLLYVILLE ROAD, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "BB" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT; AND,
 - (5) LOT "A," DAYWOOD SUBDIVISION 2, LOCALLY KNOWN AS 7701 EAST MARTIN LUTHER KING, JR. BOULEVARD, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,
 - (6) A 1,202.4 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS ZILKER GARDEN CENTER, ZILKER PARK (SWEDISH LOG CABIN), FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A-H" RESIDENCE-HISTORIC, FIRST HEIGHT AND AREA DISTRICT; AND,
 - (7) A 1,366.11 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS ZILKER GARDEN CENTER, ZILKER PARK (ESPERANZA SCHOOL), FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "A-H" RESIDENCE-HISTORIC, FIRST HEIGHT AND AREA DISTRICT; AND,
 - (8) AN APPROXIMATE 12,469 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 1803 EVERGREEN AVENUE (MILLBROOK), FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT; AND,
 - (9) LOTS 7 AND 8, BLOCK 6, OUTLOT 5, DIVISION "Z," SILLIMAN ADDITION, LOCALLY KNOWN AS 1111 WEST 11TH STREET [TMI CASTLE (TEXAS MILITARY INSTITUTE)], FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "A" Residence District to "O" Office District on the property described in File C14-77-080, to-wit:

Lot 8, Schwinge Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 6, at Page 46, of the Plat Records of Travis County, Texas,

locally known as 2803 Sweeney Lane, in the City of Austin, Travis County, Texas.

PART 2: Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-77-083, to-wit:

TRACT 1: From Interim "AA" Residence, Interim First Height and Area District to "DL" Light Industrial, First Height and Area District.

A 10.003 acre tract of land out of a 127.22 acre tract of land situated in the Sanitago Del Valle Grant as conveyed to T. C. Steiner of record in Volume 750, at Pages 182-184, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe set at the southeast corner of the herein described tract of land, said pipe being North 44° 29' 48" E 1804.82 feet; thence, North 44° 43' 10" E 1297.96 feet; thence, North 45° 16' 30" W 120 feet from an iron rod found for the southeast corner of the aforementioned 127.22 acre tract of land;

THENCE, North 44° 53' 10" W 552.69 feet to an iron pipe set for the southwest corner of the herein described tract;

THENCE North 45° 06' E 792.00 feet to an iron pipe set for the northwest corner of the herein described tract;

THENCE South 44° 54' E 550.00 feet to an iron pipe set for the northeast corner of the herein described tract;

THENCE, South 45° 06' W 474.18 feet to an angle point;

THENCE, South 44° 43' 10" W 317.49 feet to the Place of Beginning; and,

TRACT 2: From Interim "AA" Residence, Interim First Height and Area District to "O" Office, First Height and Area District.

A 3.162 acre tract of land out of the Santiago Del Valle Grant, in Travis County, Texas, and being a part of that 127.22 acre tract of land conveyed to T. C. Steiner, as recorded in Volume 750, at Page 182, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at a Highway Monument (Station 54+56.82) found in the west right-of-way line of U. S. Highway 183, thence following the curving west right-of-way line for an arc distance of 999.55 feet, the chord of which curve bears N 08° 31' 00" W 994.29 feet to an iron pipe set in the west right-of-way line of U. S. Highway 183 for the Place of Beginning; said iron pipe set also being the most easterly corner of the herein described tract of land;

THENCE S 43° 55' 34" W 1022.88 feet to an iron pipe set;

THENCE S 19° 15' 14" W 105.71 feet to an iron pipe set;

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THENCE N 45° 28' 12" W 120.00 feet to an iron pipe set for the most westerly corner of the herein described tract of land;

THENCE N 18° 57' 56" E 104.58 feet to an iron pipe set;

THENCE 43° 55' 34" E 1081.35 feet to an iron pipe set in the west right-of-way line of U. S. Highway 183 for the most northerly corner of the herein described tract of land;

THENCE following the curving west right-of-way line of U. S. Highway 183 for an arc distance of 133.49 feet, the chord of which curve bears S 20° 05' 50" E 133.48 feet to the PLACE OF BEGINNING,

locally known as 828-836 U. S. Highway 183 (South), in the City of Austin, Travis County, Texas.

PART 3. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "O" Office District to "LR" Local Retail District on the property described in File C14-77-087, to-wit:

A 100 square-foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING from the southwest corner of Cannon Professional Park, a five acre tract, head S 82° 11' E, a distance of 315.00 feet;

THENCE, N 07° 49' E for 10.00 feet;

THENCE, S 82° 11' E for 10.00 feet;

THENCE, S 07° 49' W for 10.00 feet;

THENCE, N 82° 11' W for 10.00 feet to the PLACE OF BEGINNING,

locally known as 1110 William Cannon Drive, in the City of Austin, Travis County, Texas.

PART 4. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "AA" Residence, Interim First Height and Area District to "BB" Residence, First Height and Area District on the property described in File C14-77-093, to-wit:

A 0.20 acre tract of land, being all that certain parcel or portion of land being 0.20 acres of land out of the William Bell Survey No. 24, of Travis County, Texas, as described by deed recorded in Volume 5377, at Page 2095, of the Travis County, Texas, Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post on the west right-of-way of Old Highway 183 for the most southerly corner hereof, same being the northeast corner of the M. V. Lester Tract and the Place of Beginning hereof;

THENCE, with said right-of-way, N 10° 00' W for a distance of 129.39 feet to a fence post for the most northerly corner hereof and the southeast corner of that certain tract of land deeded to the Mountain Air Corporation of record in Volume 1711, at Page 181, of the Travis County, Texas Deed Records;

THENCE, S 77° 20' W for a distance of 135.05 feet to a fence post for the most westerly corner hereof;

THENCE, as found fenced and used on the ground, S 57° 37' E for a distance of 182.60 feet to the PLACE OF BEGINNING,

locally known as 11232-11304 Jollyville Road, in the City of Austin, Travis County, Texas.

PART 5. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "AA" Residence, Interim First Height and Area District to "LR" Local Retail, First Height and Area District on the property described in File C14-77-095, to-wit:

Lot "A," Daywood Subdivision 2, as recorded in Book 13, at Page 40, of the Deed Records of Travis County, Texas,

locally known as 7701 East Martin Luther King, Jr. Boulevard, in the City of Austin, Travis County, Texas.

PART 6. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "A-H" Residence-Historic, First Height and Area District on the property described in File C14h-77-021, to-wit:

A 1,202.4 square foot tract of land out of the Henry P. Hill League, also being a part of the Zilker Garden Center, and being more particularly described by metes and bounds as follows:

THENCE, at a point in the north right-of-way line of R.M. 2244, also being a point in the west curb line of the Zilker Garden Center driveway entrance;

BEGINNING with reference line to the Point of Beginning of the herein described tract of land, N 16° 00' E 61 feet to a point along the west curb of the aforementioned Garden Center;

THENCE, N 12° 00' W 211.8 feet along said curb;

THENCE, N 14° 00' W 96.8 feet to a point in the north curb line of the aforementioned Garden Center;

THENCE, N 18° 00' E for a distance of 76 feet along said curb;

THENCE, N 74° 00' E for a distance of 15.10 feet to a point along said curb;

THENCE, N 09° 00' E for a distance of 14 feet to a point along said curb;

THENCE, S 44° 00' E for a distance of 24 feet to a point along said curb;

THENCE, N 25° 00' E for a distance of 35 feet for the southeast corner of the herein described tract, also being a 10 foot offset boundary surrounding the log cabin, also being the Point of Beginning;

THENCE, continuing in a northeasterly distance, N 25° 00' E for a distance of 33.4 feet to a point also being the northeast corner of the herein described tract;

THENCE, N 65° 00' W for a distance of 36 feet for the northwest corner of the herein described tract;

THENCE, S 25° 00' W for a distance of 33.4 feet for the southwest corner of the herein described tract;

THENCE, S 65° 00' E for a distance of 36 feet to the POINT OF BEGINNING, locally known as Zilker Garden Center, Zilker Park (Swedish Log Cabin), in the City of Austin, Travis County, Texas.

PART 7. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "A-H" Residence-Historic, First Height and Area District on the property described in File C14h-77-022, to-wit:

A 1,366.11 square foot tract of land out of the Henry P. Hill League, also being a part of the Zilker Garden Center, and being more particularly described by metes and bounds as follows:

THENCE, at a point in the north right-of-way line of R.M. 2244 also being a point in the west curb line of the Zilker Garden Center driveway entrance;

BEGINNING with a reference line to the Point of Beginning of the herein described tract of land, the following courses: N 16° 00' E 61 feet to a point along the west curb of the aforementioned Garden Center;

THENCE, N 12° 00' W 211.8 feet along said curb;

THENCE, W 14° 00' W 96.8 feet to a point in the north curb line of the aforementioned Garden Center;

THENCE, N 18° 00' E for a distance of 76 feet along said curb;

THENCE, N 74° 00' E for a distance of 15.10 feet to a point along said curb;

THENCE, N 09° 00' E for a distance of 14 feet to a point along said curb;

THENCE, S 44° 00' E for a distance of 24 feet to a point along said curb;

THENCE, N 25° 00' E for a distance of 68.4 feet for the northeast corner of a 10 foot boundary surrounding the Swedish Log Cabin;

THENCE, N 65° 00' W for a distance of 53 feet to a point in the east 10 foot offset boundary around the Esperanza School House;

THENCE, S 25° 00' W for a distance of 1 foot for the southeast corner of the herein described tract, also being the Point of Beginning;

THENCE, W 65° 00' W for a distance of 38.7 feet for the southwest corner of the herein described tract;

THENCE, N 25° 00' E for a distance of 35 feet for the northwest corner of the herein described tract;

THENCE, S 65° 00' E for a distance of 38.7 feet for the northeast corner of the herein described tract;

THENCE, S 25° 00' W for a distance of 35 feet to the POINT OF BEGINNING, locally known as Zilker Garden Center, Zilker Park (Esparanza School), in the City of Austin, Travis County, Texas.

PART 8. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-77-024, to-wit:

An approximate 12,469 square foot tract of land out of the southern portion of Lots 1 and 2 of the Ernerst R. Hardin Subdivision, a subdivision of record in Volume 628, at Page 66, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a steel pin at the intersection of Evergreen Street and West Mary Street and also being the southwest corner of Lot 1 of the aforementioned subdivision for the Point of Beginning;

THENCE, N 29° 29' E for a distance of 107.00 feet to a point on the west line of Lot 1 of the aforementioned subdivision;

THENCE, S 63° 25' 55" E for a distance of 130.38 feet to a point on the east line of Lot 2 of the aforementioned subdivision;

THENCE, S 29° 29' W for a distance of 92.00 feet to the southeast corner of Lot 2 of the aforementioned subdivision for a point;

THENCE, N 69° 57' W for a distance of 132.00 feet along the south line of Lots 1 and 2 to the POINT OF BEGINNING,

locally known as 1803 Evergreen Avenue (Millbrook), in the City of Austin, Travis County, Texas.

PART 9. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-77-026, to-wit:

Lots 7 and 8, Block 6, Outlot 5, Division "Z," Silliman Addition, of record in Volume 2368, at

Page 210, of the Deed Records of Travis County,
Texas,

locally known as 1111 West 11th Street, in the City of Austin, Travis County,
Texas.

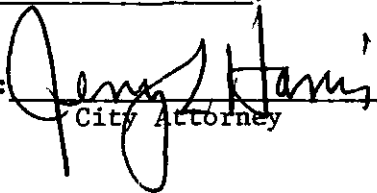
PART 10. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying
Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be
changed so as to record the change ordered in this ordinance.

PART 11. The rule requiring that ordinances shall be read on three separate days
is hereby suspended, and this ordinance shall become effective ten (10) days
following the date of its passage.

PASSED AND APPROVED

September 8, 1977

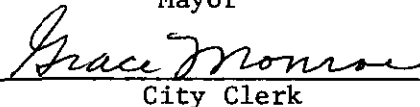
APPROVED:


City Attorney

X
X
X
X


Mayor

ATTEST:


City Clerk

JM:dc